



Planning Commission Staff Report

Rezone from Agricultural (A-2) to Residential (RE-20)

July 9, 2026

BASIC INFORMATION

Applicant(s): Tyson Craven
Owner: Craven Living Trust – Paula Craven Trustee
Location: 1377 W Pleasant View Drive |
Weber County Parcel(s): 19-013-0097

Acres: Approximately 1.46 Acres

Current Zone: A-2 (Agricultural)
Proposed Zone: RE-20 (Residential)

PLANNING COMMISSION REVIEW

A petition is before the Planning Commission for consideration to modify the current zoning designation of approximately 1.46 acres of land at approximately 1377 W Pleasant View Drive from Agricultural (A-2) to Residential (RE-20).

ANALYSIS

The parcel associated with this petition is currently an undeveloped parcel used as a farmland and garden area. The applicant has requested this Zone Change with the purpose of building a single-family dwelling.

Subdivision, to create a legal buildable lot, is required prior to development of the parcel. Subdivision requires that a lot meet all requirements of current City Subdivision Development Standards (17.18)

CONSIDERATION

The Planning Commission will hold a public hearing in accordance with Pleasant View City Code and Utah State Code and will consider a recommendation to City Council for the

- Rezone from A-2 to RE-20.

STAFF RECOMMENDATION

Staff recommend approval of the rezone as it is in accordance with the City's General Plan.

There have been no public comments to date.

STAFF CONTACT

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ATTACHMENTS

- 1.) Vicinity Map / Zoning Map
- 2.) Future Land Use Map
- 3.) Zoning Ordinances

ATTACHMENT 1 Vicinity Map / Zoning Map



ATTACHMENT 2) Future Land Use Map

Designated on Future Land Use map as Low Density Residential (2-3 Units per Acre)

ATTACHMENT 3) Zoning Ordinances

- RE-20